

2025-009805  
Klamath County, Oregon  
10/31/2025 03:39:02 PM  
Fee: \$97.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Ramandeep Kaur Mann  
3111 Normil Terrace  
Medford OR 97504

Until a change is requested all tax statements shall be sent to the following address:  
Ramandeep Kaur Mann  
same as above

File No. 1017180

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### STATUTORY WARRANTY DEED

**Kelly Phillips**, Grantor(s), hereby convey and warrant to

**Ramandeep Kaur Mann**,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**See Attached Exhibit 'A'**

**The true and actual consideration for this conveyance is \$1,700,000.00.**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: 10-30-25

Kelly Phillips  
Kelly Phillips

State of Oregon } ss  
County of Klamath }

On this 30 day of October, 2025, before me,  
Lisa Legget-Weatherby, a Notary Public in and for said state, personally appeared Kelly Phillips, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lisa Legget-Weatherby  
Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 9/27/2027



**EXHIBIT 'A'**

File No. 1017180

**PARCEL 1:**

A portion of Tract 52 of MERRILL TRACTS, and more particularly described as follows:

Beginning on the Northerly line of said Tract 52 (which is also the Southerly line of Front Street in said City of Merrill, Oregon) at a point 40 feet East of the Northwest corner of said Tract 52, extending thence Southerly and parallel to the West line of said Tract 52 a distance of 125 feet; thence East and parallel to the Northerly line of said Tract 52 a distance of 161 feet; thence Northerly and parallel to the West line of said Tract 52, 125 feet to the North line of said Tract 52 (which is also the Southerly line of Front Street); thence Westerly along said Northerly line of Tract 52, 161 feet, more or less to the point of beginning.

LESS AND EXCEPTING that portion lying within Front Street/Oregon State Highway 50.

**PARCEL 2:**

A portion of Tract 52 of MERRILL TRACTS, and situated in the NE1/4 NE1/4 of Section 11, Township 41 south, Range 10 east of the Willamette Meridian and more particularly described as follows:

Beginning at the most Easterly point on the adjusted line of said property line adjustment 4-08, from which the Northeast corner of Section 11 bears North 169.68 feet and East 194.25 feet; thence West 161.05 feet; thence North 4.68 feet; thence East 161.05 feet; thence South 4.68 feet to the point of beginning.

(As shown in property line adjustment 4-08)